

CITY OF NEWARK  
DEPARTMENT OF DEVELOPMENT  
DIRECTOR'S OFFICE

F A C S I M I L E \* T R A N S M I T T A L \* S H E E T

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COMMENTS: Per our conversation!

11/10/95 Dorothy - FYI po

# HOUSING UNITS CITY OF NEWARK

	<u>1940</u>	<u>1950</u>	1960	1970	1980	<u>1990</u>
Total Units	116,757	124,398	134,877	127,424	121,387	102,473
Occupied	112,194	122,531	127,772	121,041	110,912	91,552
Owner (O. Rate)	20,209 18%	28,705 23.4%	28,828 22.6%	24,932 20.6%	23,403 21.1%	21,115 23.1%
Renter (R. Rate)	91,985 82%	93,826 76.6%	98,944 77.4%	96,109 79.4%	87,509 78.9%	70,437 76.9%

1940, 1950  
SOURCE: U.S. Census, 1960, 1970, 1980, 1990.

HOUSING CONSTRUCTION STATISTICS FOR NEWARK  
1986 - 1994  
(Completed housing units)

INCOME LEVEL	NEW CONSTRUCTION		REHABILITATION		TOTAL
	SALE	RENTAL	SALE	RENTAL	
LOW	133	267	10	338	748
MODERATE	227	19	3	27	276
MARKET	840	0	291	165	1,296
TOTAL	1,200	286	304	530	2,320

HOUSING CONSTRUCTION UNITS  
NOT YET COMPLETED  
DECEMBER 1994

INCOME LEVEL	NEW CONSTRUCTION		REHABILITATION		TOTAL
	SALE	RENTAL	SALE	RENTAL	
LOW	75	196	28	220	519
LOW/MODERATE	44	72	0	14	130
MODERATE	100	0	0	0	100
MARKET	558	0	480	0	1,038
TOTAL	777	268	508	234	1,787

SUMMARY OF HOUSING CONSTRUCTION FOR NEWARK  
1986 - 1994  
(includes completed and partially completed projects)

IMCOME LEVEL	NEW CONSTRUCTION		REHABILITATION		TOTAL
	SALE	RENTAL	SALE	RENTAL	
LOW	208	463	38	558	1,267
LOW/MODERATE	44	72	0	14	130
MODERATE	327	19	3	27	376
MARKET	1,398	0	771	165	2,334
TOTAL	1,977	554	812	764	4,107

# HOUSING DEVELOPMENT PROJECTS

	<u>PROJECT DEVELOPER, LOCATION &amp; NAME</u>	<u>PROJECT DESCRIPTION</u>	<u>PROJECT STATUS</u>	<u>WARD</u>
1.	University Heights Neighborhood Development Corporation Littleton & Fairmount Avenues between Springfield & 15th Avenues	66 DU, Condominium, New Construction Attached Townhouse, \$6.0 million TDC Low/Moderate Income	Completed	C
2.	GAB Development, Inc. Littleton Avenue Village So. 6th St. & Littleton Avenue between Springfield & 15th Avenues	102 DU, Rental, New Construction Garden Apartment, \$7.6 million TDC Low Income	Completed	C
3.	Johnson & Sons Realty 218-222 Chancellor Avenue	24 DU, Rental, Rehabilitation Walk Up, \$655,000 TDC Low/Moderate Income	Completed	S
4.	Johnson & Sons Realty 163-169 Chancellor Avenue	42 DU, Rental, Rehabilitation Elevator Bldg., \$1.06 million TDC Low/Moderate Income	Completed	S
5.	La Casa de Don Pedro Villa Santa Maria Broadway & Kearney Street	39 DU, Condominium, New Construction Attached Townhouse, \$2.7 million TDC Low/Moderate Income	Completed	N
6.	La Casa de Don Pedro Prospect Villa 81-85 Mt. Prospect Avenue	7 DU, Condominium, Rehabilitation Walk Up, \$438,000 TDC Low/Moderate Income	Completed	C
7.	Trinity U.M.C. Housing Corp. Bergen Street & Avon Avenue	16 DU, Fee Simple, New Construction Duplex, \$1.44 million TDC Low/Moderate Income	Completed	C
8.	New Community Corporation Roseville Gardens 351 Sussex Avenue	31 DU, Rental, Rehabilitation Walk Up, \$1.55 million TDC Low Income	Completed	W
9.	Habitat for Humanity 294-1/2 South Orange Avenue	4 DU, Condominium, Rehabilitation Walk Up, \$315,000 TDC, Low Income	Completed	C
10.	H.R. Lambert 326 Park Avenue	9 DU, Rental, Rehabilitation Walk Up, \$490,000 TDC, Low Income	Completed	C
11.	H.R. Lambert 493 Central Avenue	13 DU, Rental, Rehabilitation Walk Up, \$709,000 TDC, Low Income	Under Construction	W
12.	West Side Heights Development Co. 381-395 South Orange Avenue	8 DU, Rental (+ 8,000 SF Retail Space) New Construction, Walk Up, \$965,000 TDC Moderate Income	Completed	W
13.	City of Newark Victory Gardens Bergen Avenue & Magnolia Street	50 DU, Fee Simple, New Construction Attached Townhouse, \$5.0 million TDC Low/Moderate Income	Completed	C
14.	City of Newark Victory Gardens Bergen & Avon Avenues	26 DU, Fee Simple, New Construction Attached Townhouse, \$2.6 million TDC Low/Moderate Income	Completed	C
15.	City of Newark Victory Gardens 16-36 Telford Street	7 DU, Fee Simple, New Construction Attached Townhouse, \$700,000 TDC Low/Moderate Income	Completed	W
16.	City of Newark Victory Gardens 15-29 Brookdale Avenue	5 DU, Fee Simple, New Construction Attached Townhouse, \$500,000 TDC Low/Moderate Income	Completed	W

	<u>PROJECT DEVELOPER, LOCATION &amp; NAME</u>	<u>PROJECT DESCRIPTION</u>	<u>PROJECT STATUS</u>	<u>WARD</u>
17.	Unified Vailsburg Service Organization 61 Mountain View Avenue	2 Family, Rehabilitation Detached, \$82,500 TDC Moderate Income	Completed	W
18.	Unified Vailsburg Service Organization 37-39 Isabella Avenue	3 Family, Rehabilitation Detached, \$92,600 TDC Moderate Income	Completed	W
19.	Johnson Apartments Company "A" Housing Supervisors Corp. 29-33 Johnson Avenue	30 DU, Rental, New Construction Attached Townhouse, \$2.4 million TDC Low Income (Section 8)	Completed	S
20.	Habitat for Humanity 292-294 South Orange Avenue	4 DU, Condominium, Rehabilitation Walk Up, \$400,000 TDC Low Income	Completed 12/92	C
21.	Dr. Juan Grana 144-150 Brunswick Street	18 DU, Rental, Rehabilitation Walk Up, \$1.2 million TDC Low Income	Completed 6/92	E
22.	St. James Square Housing Corp. Broad Street and Broadway at Third Avenue (Phase I)	22 DU, Rental, New Construction Attached Townhouse, \$2.4 million TDC Low Income	Completed 11/92	N
23.	K. Hovnanian Companies Society Hill at University Heights I (Site A) South Orange & 13th Avenues between Boston & Howard Streets	168 DU, Condominium, New Construction Townhouse/Flats, \$14.4 million TD Market Rate-15% Low/Moderate Income	Completed	C
24.	K. Hovnanian Companies Society Hill At University Heights II (Lower Site D) South Orange & Springfield Avenues below Boston Street	164 DU, Condominium, New Construction Stacked Townhouse, \$15.5 million TDC Market Rate-15% Low/Moderate Income	Completed	C
25.	K. Hovnanian Companies Society Hill At University Heights III (Site B) 13th Avenue & West Market Street between Richmond & Wickliffe Streets	199 DU, Condominium, New Construction Stacked Townhouse, \$18.6 million TDC Market Rate-15% Low/Moderate	Completed	C
26.	Tiffany Manor (Phase III) Tiffany Boulevard	129 DU, Rental, Rehabilitation Walk Up, \$14.7 million TDC Market Rate-20% Low Income	Completed	N
27.	The Alpert Group 521 - 527 Elizabeth Avenue	51 DU, Rental, Rehabilitation Elevator Bldg., \$4.9 million TDC, Market Rate-20% Low Income	Completed	S
28.	Vogue Housing University Estates South Orange & 13th Avenues between Richmond & Boston Streets	40 DU, Fee Simple, New Construction Attached Townhouse, \$3.5 million TDC Market Rate	Completed	C
29.	Urban Development & Management, Inc. The Commons at Arlington Street Arlington Street, Court Street & University Avenue	15 DU, Condominium, New Construction Attached Townhouse, \$4.4 million TDC Market Rate	Completed	C
30.	Cali Associates 19 Lyons Avenue	67 DU, Condominium, Rehabilitation Elevator Bldg., \$4.22 million TDC Market Rate	Completed	S
31.	Engle & Henkind Renaissance Towers 111 Mulberry Street	147 DU, Condominium, Rehabilitation Elevator Bldg., \$13 million TDC Market Rate	Completed	S

	<u>PROJECT DEVELOPER, NAME &amp; LOCATION</u>	<u>PROJECT DESCRIPTION</u>	<u>PROJECT STATUS</u>	<u>WARD</u>
32.	Waterfront Invest Forrest Hills Summer Avenue & Halleck Street	74 DU, Condominium, New Construction Garden Apt., \$6.3 million TDC Market Rate	Completed	N
33.	Rosa Gardens U.R. Corp. Rosa Gardens Summer Avenue between Montclair & Verona Avenues	18 DU, Condominium, New Construction Garden Apt., \$1.53 million TDC Market Rate	Completed	N
34.	468-470 Mt. Prospect U.R. Associates Villa Rosa 468 Mt. Prospect Avenue	8 DU, Condominium, New Construction Walk Up, \$720,000 TDC Market Rate	Completed	N
35.	KAG Associates 920 So. 19th St., 28 Columbia Avenue. 29 Dassing Avenue	5 DU, Condominium, New Construction Townhouse, \$300,000 TDC Market Rate	Completed	W
36.	Julio & Eva Ramos 621 Market Street	7 DU, Condominium, New Construction \$770,000 TDC, Market Rate	Completed	E
37.	Jacinto Rodriguez The Gate At Roman Commons 63-69 Rome Street	18 DU, Condominium, New Construction Walk Up, \$1.8 million TDC Market Rate	Completed	E
38.	James Barry 610 Third Street	2 DU, Condominium, New Construction \$198,000 TDC, Market Rate	Completed	N
39.	Gonsalves 239 East Kinney Street	8 DU, Condominium, New Construction Duplex, \$640,000 TDC, Market Rate	Completed	E
40.	American Custom Homes 144-146 Littleton Avenue	8 DU, Condominium, New Construction \$454,500 TDC, Market Rate	Completed	W
41.	Henrique Caldas 606 Third Street	3 DU, Condominium, New Construction \$285,000 TDC, Market Rate	Completed	N
42.	Stanley Lichens The Chocolate Factory 51 Bruen Street	25 DU, Condominium, Rehabilitation Walk Up, \$2.25 million TDC Market Rate	Completed	E
43.	Gary Garris 271-277 South Orange Avenue	12 DU, Rental (+ 6 Commercial Units) Rehabilitation, Walk Up, \$600,000 TDC Market Rate	Completed	C
44.	Tiffany Manor Associates Tiffany Park (Phase I & II) Tiffany Boulevard	28 DU + 36 DU, Condominium New Construction, Attached Townhouse \$4.8 million TDC, Market Rate	Completed	N
45.	Wilson Towers 47-57 Wilson Avenue	48 DU, Condominium, New Construction Elevator, \$5.7 million TDC Market Rate	Completed	E
46.	Castle Properties Mt. Prospect Manor 375 Mt. Prospect Avenue	43 DU, Condominium, Rehabilitation Elevator, \$1.0 million TDC Market Rate	Completed	N
47.	Carlos Vieira 297 Jefferson Street	9 DU, Condominium, Rehabilitation Walk Up, \$700,000 TDC, Market Rate	Completed	E
48.	Jacinto Rodriguez The Gate At Roman Commons II 40-42 Rome Street	12 DU, Condominium, New Construction Walk Up, \$1.2 million TDC Market Rate	Completed	E
49.	Vogue Housing Mt. Pleasant Estates Mt. Pleasant Avenue & Clark Street	42 DU, New Construction, Townhouse Originally Fee Simple Market Rate Under Consideration as Low Income Rental, \$3.7 million TDC	Sold to NHA For Public Housing Construction resumed	N
50.	Hecorh Urban Renewal Development Corp. Orange Street between Hecker & Hudson Streets	28 DU, Fee Simple, New Construction Attached Townhouse, \$2.53 million TDC Market Rate	6 DU Completed	C

	<u>PROJECT DEVELOPER, LOCATION &amp; NAME</u>	<u>PROJECT DESCRIPTION</u>	<u>PROJECT STATUS</u>	<u>WARD</u>
51.	Villa Teresa 485 Broadway	12 DU, Condo, New Construction Market Rate	Completed/Not Sold	N
52.	Polk Street U.R. Hermo Court 48 Polk Street	48 DU, Condo, New Construction Walk Up, \$5.0 million TDC Market Rate	Sold to Private Developer	E
53.	Forest Hills Urban Renewal Assoc. 88 Forest Hills Parkway	480 DU, Condo Conversion, Rehab Walk Up, \$5.9 Million TDC Market Rate	Inactive	N
54.	Telephone Heights U.R. Assoc., L.P. 176 Avon Avenue	45 DU, Rental, Rehabilitation Elevator, \$6.094 million TDC Low Income	Construction Completed	S
55.	New Community Corporation New Community Estates Camden Street between 14th & 15th Avenue	56 DU, Rental, 48 DU New Construction + 8 Rehab, Attached Townhouse \$6.92 million TDC, Low Income	Completed	C
56.	Newark Apartment Improvement Program 110 Schuyler Avenue	16 DU, Rental, Rehabilitation Walk Up, \$1.4 million TDC Low Income	Inactive Project Financing Problems	S
57.	Terrace Heights Development Corporation (aka Newark-North Jersey Committee of Black Churchmen) 10 Osborne Terrace & 11 Hedden Terrace	70 DU, Rental, Rehabilitation Elevator, \$5.83 million TDC Low Income	Completed	
58.	Donald Jackson Neighborhood Development Corporation 607-613 Clinton Avenue	17 DU, Rental, Rehabilitation Walk Up, \$1.054 million TDC Low Income	Construction Completed	S
59.	Ted & Amy Hwang Grafton Court 88-90 Grafton Avenue	14 DU, Rental, Rehabilitation Walk Up, \$1.02 million TDC, Low/Moderate Income	Under Construction	N
60.	Narob Development Corp. Jasmin Houses Hawthorne & Nye Avenues between Leslie & Wainwright Street	39 DU, Fee Simple, New Construction 3 Family Homes, \$3.43 million TDC 33% Market Rate-66% Low/Moderate Income	Pending Construction	S
61.	United Cerebral Palsy, Inc. Essex Properties 193-211 Hunterdon Street	24 DU, Rental, New Construction Two Story Building, \$1.73 million TDC Low Income, Section 811/Handicapped	Under Construction	C
62.	Nobe Construction Company, Inc. Ebon Square 753-759 Clinton Avenue	49 DU, Rental, Rehabilitation, Elevator, \$4.4 million TDC Market Rate-20% Low Income	Under Construction	S
63.	K. Hovnanian Companies Society Hill at University Heights IV (Site Upper D)	257 DU, Condo, New Construction Townhouse, \$24.8 million TDC Market Rate - 15% Low/Moderate Income	Site Plan/Financing	C
64.	K. Hovnanian Companies Society Hill at University Heights V & VI (Site C & E)	310 DU, Condo, New Construction Townhouse, \$30.1 million TDC Market Rate - 15% Low/Moderate Income	Under Construction 12/92	S
65.	The Alpert Group, Inc. One Grumman/Two Keer Avenues	80 DU, Rental, Rehabilitation Two Elevator Bldgs., \$5.871 million TDC Mixed Income (32 DU low; 48 DU Market)	Under Construction Completion est. 3/95	S
66.	Basil Hart Vailsburg Villa 104-106 & 128-130 Brookdale Avenue	8 DU, Rental, New Construction Townhouse, \$540,000 TDC Low Income	Site Plan/Financing	W
67.	Prince Hall Urban Renewal Corp. E.T. Bowser Complex Irvine Turner Blvd. between 18th Avenue & Muhammad Ali Avenue	40 DU, Rental, New Construction Mid-Rise, \$4.1 million TDC Low/Moderate Income	Pending Construction	C

	<u>PROJECT DEVELOPER, NAME &amp; LOCATION</u>	<u>PROJECT DESCRIPTION</u>	<u>PROJECT STATUS</u>	<u>WARD</u>
68.	Nobe Construction Company, Inc. So. 15th & 14th Streets between 18th & 19th Avenues	72 DU, Rental, New Construction Garden, \$7.6 million TDC, Low/Moderate Income	Proposal	S
69.	Metropolitan United Ministry Development Corporation Watson & Meeker Avenues between Peshine & Badger Avenues	34 DU, Fee Simple, New Construction 2 Family Homes, \$2.720 million TDC Moderate Income	Under Construction	S
70.	St. James Square (Phase II) Broad Street & Mt. Pleasant Avenue Between 3rd & 4th Avenues	69 DU, Rental, Rehabilitation & New Construction, \$5.5 million TDC Walk Up & Townhouse, Low Income	Site Plan/Financing	N
71.	St. James Square (Phase III) Broad Street between Oriental Street & 3rd Avenue	30 DU, Rental, New Construction Townhouse, \$2.4 million TDC Low Income	Site Plan/Financing	N
72.	Smyrna Urban Renewal Development Corp. Bergen & Hunterdon Streets between 15th & 16th Avenues	26 DU, Condominium, New Construction Townhouse, \$2.22 million TDC Moderate Income	Proposal	C
73.	Urban Development & Management Inc. Bergen & Camden Streets between 12 & 13th Avenues	Medical Facility	Site Plan	W
74.	St. Lucy's/Villa Victoria III 7th Avenue, Stone, Crane & Cutler Streets	14 - One Family Homes, New Construction 4 - Two Family Homes, New Construction \$1.972 million TDC, Market Rate	Under Construction	C
75.	Newark Apartment Improvement Program 163 Huntington Street	28 DU, Rental, Rehabilitation Apartment, \$2.1 million TDC Low Income	Proposal/No Change	S
76.	UMMAT Developers, Inc. Scattered Sites in Upper University Heights Area	5 DU, For sale, New Construction \$470,000 Low/Moderate Income	Pending Construction	W
77.	Corinthian Housing Development Corp. 18th Ave. between S. 10th & S. 13th Streets	45 DU, Rental, New Construction Townhouse, \$4.0 million TDC Low Income	Under Construction	C
78.	95-103 North Sixth Street	35 DU, Rental, Rehabilitation Elevator, \$2.6 million TDC Low Income	Inactive	W
79.	Habitat for Humanity Newark, Inc. Littleton Avenue Development 400-410 15th Avenue & 290-296 Littleton Avenue	10 DU, For Sale, New and Rehab Bi-level Duplex, \$600,000 TDC Low/Moderate Income	Under Construction 10/92	C
80.	Westside Heights Inc. 372-374 South Orange Avenue	4 DU, Rental, Rehab, TDC? Three Story Structure? Low-Moderate Income	Completed	W
81.	JP Affordable Housing, Inc. Block 291 (S. 8th St., 15th Ave., S. 7th St., 15th Avenues) & Block 1894 (Market St., Orange St., S. 11th St.)	34 DU, For Sale, New Construction Two-Family Duplex, \$2.24 million TDC Low-Moderate Income  16 DU, For Sale, New Construction Two-Family Duplex, \$1.06 million TDC	Completed  Completed	C  W
82.	American Dream Homes Watson Avenue @ Hunterdon St. (+ Scattered sites in South Ward)	New Construction of Single and Two Family homes for sale, \$3.2 Million TDC, Market Rate	Completed 55 units	S
83.	JP Affordable Housing, Inc. Phase II Blocks 1898, 1901 & 1902	52 DU (26 Two-Family Homes) For sale, New Construction Low-Moderate Income, TDC \$3.455M	Completed	W



	<u>PROJECT DEVELOPER, LOCATION &amp; NAME</u>	<u>PROJECT DESCRIPTION</u>	<u>PROJECT STATUS</u>	<u>WARD</u>
84.	JP Affordable Housing, Inc. Phase III Blocks 1810 & 290	52 DU (26 Two-Family Homes) For Sale, New Construction Low-Moderate Income, TDC \$3.455M	Completed	W/C
85.	Weequahic Park IV (aka 505 Elizabeth Avenue)	72 DU Rental Rehabilitation Multi-Family Structure, Low Income, TDC \$6,307,346	Under Construction	S
86.	La Casa De Don Pedro, Inc. 3-15 Davenport Avenue Block 694, Lots 34 & 2	16 DU (8 Two-Family Homes) New Construction, For Sale Low-Moderate Income, TDC \$1,120,000	Pending Construction	N
87.	La Casa De Don Pedro, Inc. 26-36 Webster Street Block 482, Lot 60	10 DU (5 Two-Family Homes) New Construction, For Sale Low-Moderate Income TDC \$700,000	Site Plan/Financing	C
88.	Unified Vailsburg Service Organization 186-194 Stuyvesant Avenue Block 4073	10 DU (5 Two-Family Homes) New Construction, For Sale Low-Moderate Income TDC \$798,349	Pending Construction	W
89.	Wakeman Square 87-89 Wakeman Street	42 DU, New Construction Rental, Low Income TDC \$5,037,595	Under Construction	N
90.	James Street Urban Renewal Corporation 62-72 James Street Block 41	14 DU, Substantial Rehabilitation For Sale, Low-Moderate Income TDC \$1,283,000	Pending Construction	C